

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL P-21b, SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the Authority has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Benevolent Fraternity of Unitarian Churches has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel P-21b in the South End Urban Renewal Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Benevolent Fraternity of Unitarian Churches be and hereby is tentatively designated as redeveloper of Disposition Parcel P-21b in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed construction schedule.

2. That disposal of Parcel P-21b by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found that the Benevolent Fraternity of Unitarian Churches possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).



MEMORANDUM

March 30, 1972

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney, Director

SUBJECT: SOUTH END RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITON PARCEL P-21b

2148
3/30

SUMMARY: This memorandum requests that the Authority tentatively designate the Benevolent Fraternity of Unitarian Churches as the Redeveloper of Disposition Parcel P-21b in the South End.

In March 1967, the Joseph Tuckerman Memorial, Inc., a subsidiary of the Benevolent Fraternity of Unitarian Churches, agreed to build a community center adjacent to the proposed Derby Park site in the South End as a condition of its being named redeveloper of Parcel 25 and 29 for low and moderate income housing.

Since that time, approximately 1,000 units of low and moderate income housing, including those in Parcels 25 and 29, have been or will shortly be completed. As a result, a community center is needed to accommodate this expanded population in the Lower Roxbury Area.

The Cooper Community Center is presently located at 719 Jawmut Avenue, within the Campus High School Project, and is scheduled for acquisition. The Benevolent Fraternity of Unitarian Churches, under the direction of Reverend Virgil E. Murdock, has agreed to provide Cooper with a building in which to continue its operations. Reverend Murdock has been working closely during the past few months with Mr. Douglas Boyd, Director of Cooper, in the preparation of a building program and a preliminary design for the new community center. The center, proposed for Disposition Parcel P-21b will be developed by the Benevolent Fraternity of Unitarian Churches and leased for a nominal fee to Cooper upon its completion.

The program for the proposed Community Center includes meeting rooms, counseling services for families, for employment seekers, and for the elderly, a health clinic, a food cooperative, youth recreation, tutorial services and day care-nursery school. The total area of the building, on two floors, is approximately 13,000 square feet, and the total development cost is expected to run around \$400,000.

I therefore recommend that the Benevolent Fraternity of Unitarian Churches be tentatively designated as the Redeveloper for Disposition Parcel P-21b in the South End Urban Renewal Area.

An appropriate Resolution is attached.

